

CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC) - REGULAR MEETING
DRAFT - MINUTES OF THURSDAY, APRIL 23, 2009

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building at 4747 College Avenue, San Diego, California, from 6:35 p.m. to 8:10 p.m.

Members present at Roll Call: Jennifer Finnegan, Daniele Laman, Cynthia Lewis, Charles Maze, John Mireles, David Nelson, Anna Orzel-Arnita and Jody Talbot [8]

Arrived Members that arrived after Roll Call: William (Bill) Albrektsen (6:37) and Kasra Movahedi (6:40) [2]

Members not present: Lina Dewey and Anthony Lovio (e) [2]

Staff in Attendance: Ulysses Panganiban and Tracy Reed

Public in Attendance: Eleven (11) signed registration attendance sheet

Documents Distributed: 1) Transnet Smart Growth Grant Application/Recommendation Table; 2) NCCD status memo dated 4-23-09. 3) Marshall Elementary School Sidewalk list; 4) CCDC Project Descriptions for Sidewalk improvements; 5) CCDC Report for Little Italy Improvements dated April 22, 2009; 6) Second Amended Schedule of Performance for CentrePoint; 7) CentrePoint Replacement Housing Plan dated, November 3, 2005; PAC Election Notice of Eligibility; 8) PAC Election Candidate Registration Form; 9) PAC Election Voter Registration Form.

CALL TO ORDER: Called to order at approximately 6:35 p.m. by Charles Maze, PAC Chair.

1. **ROLL CALL:** A quorum was established when 8 of the 12 PAC members were present. Currently 3 positions are vacant (1-Residential Owner, College Area/City Heights; 1-Residential Tenant, Eastern Area, and 1-Business/Property Owner Southern Area).
2. **APPROVAL OF AGENDA:** For April 23, 2009

MOTION – **Jennifer/Daniele:** Approve agenda as presented; passes (7-0-1c)

3. **APPROVAL OF MINUTES:** For February 23, 2008

John: I have a question on the vote regarding the ECB sidewalks.

Jody: I would like to bring the ECB Sidewalk item back next month

Charles: I received a lot of questions regarding the action after last month's meeting and questions regarding the minutes.

Jennifer: I would like the committee to reconsider.

Committee: Someone who voted in favor of the motion can ask for the item to be reconsidered.

Anna: I voted in favor of the motion and I would like to have the item reconsidered at our next meeting.

Daniele: What is the timeline for this project?

Tracy: None.

David: I wanted the project to be install sidewalks that don't exist and replace asphalt sidewalks.

Anna: Did we want the missing sidewalks to be identified.

David: The second motion in the minutes should be deleted and replace repairing in the first motion with install.

Charles: This analysis was not done by engineers.

Jennifer: This list was prepared by the BID/MAD in response to a request from the former council member's office.

David: I would like to see the item continued until July since I will not be at the May meeting.

MOTION – **Anna/John**: Reconsider the issue of ECB sidewalk motion at next PAC meeting; passes (6-3 (Daniele, Kasra & David) -1c)

MOTION – **Daniele/Anna**: Approve minutes with revisions as discussed and correct page 4 and page 5 as submitted; passes (6-0-3 (Jody, Kasra & Charles)).

4. COMMENTS ON NON-AGENDA ITEMS: Committee & Public

Committee:

Charles: There is a handout on the back table regarding the Rolando Street Fair on March 29th. The College Neighborhood Foundation is preparing a community history scrap book and recording oral history. There will be a workshop on May 9th at Blessed Sacrament Church. SDSU has agreed to archive the book and recordings.

David: I was impressed by the historic display at the Rolando Street Fair.

Jody: I would like to thank the College BID for their support of the Rolando Street Fair. It was a big success.

Kasra: There is a free soccer league for ___ ages forming that will have games and tournaments at ___ Park.

Anna: Innovation Academy is currently conducting classes at the Kroc Center and they are looking for space to rent in the community approximately 12,000 sf. Rebuild San Diego is having some home makeover events on Saturday, April 25th. There is one event within our area which will be 4312 College Avenue.

Public: None

5. REPORTS: (synopsis of discussion)

Elected Officials:

Kimvan Nguyen: I am from Marti Emeralds office. We met with Douglas Wilson today regarding the CentrePoint site. The developers has received several bids for removing and possible recycling the concrete rubble. They have also proposed moving the rubble to the center of the site and covering and installing additional fencing around the pile. If you have any questions for me please call me.

Agency Staff:

Tracy: On Tuesday April 14th the RA approved the transfer of \$580k of Crossroads TI for the ECB and SVD streetlight projects. A SANDAG committee reviewed 17 Smart Growth Planning applications. We submitted an application for Chollas Triangle requesting \$275,000 for a

community plan amendment. Our application finished 2nd out of 17 and has been recommended for a grant. The SANDAG Board will act on the committee recommendation sometime in May. I would like to thank Anna for her support and community letter. The TI allocation for 09 for Crossroads appears to be less than budgeted. The RA's budget will be going to the City's Budget and Finance Committee on May 7th I will be presenting the Crossroads Budget to the PAC at the May meeting. The State Budget requires all RA's to make a payment into the ERAF and payments are due May 10th. Crossroads amount is \$283,821 and San Diego RA amount is \$11.5 million. The California CRA and several RA's are suing to block the payment.

Daniele: Did San Diego sue and what other city's sued?

Tracy: San Diego did not sue. The city's that sued were small an up north. NCCD has prepared their month memo/report. Copies of the Report have been distributed. A lot of time has been going into research and investigation. One case has been sent to the City Attorney. They are working with the property management company for Mesa Commons to address the slab and fencing and Leslie is planning to attend next month's PAC meeting.

Chair: none

Subcommittee(s): None

6. OLD BUSINESS: (synopsis of discussion)

- **Discussion & Possible Action:** Proposed 4th Implementation Agreement and Revisions to the Replacement Housing
David Kieffer, Douglas Wilson Companies & Tracy Reed, Redevelopment Agency

Tracy: At this time the Agency has not reach and agreement on the terms for the 4th Agreement. I am not seeking the recommendation from the PAC this evening. David Kieffer of DWC will not be here tonight he is out of town on business.

CentrePoint LLC has requested a 4th Implementation Agreement to revise the Schedule of Performance citing current economic conditions. That proposal would require amending the current Schedule of Performance (*distribute*) to extend several deadlines. The current schedule requires demolition to be complete in March 2009 (Sec. IV-6), construction of Flats to commence by December 2009 (Sec. IV-8) and Townhomes by August 2010 (Sec. IV-10), and construction to be complete Flats by October 2011 (Sec. IV-9) and Townhomes by August 2012 (Sec. IV-11). The request is to extend all deadlines 2-years. Agency staff at this time does not support extending all items 2-years. NCCD has cited the property/site regarding the concrete rubble that remains. They have stated that under the municipal code waste (i.e., concrete rubble) must be removed by June 30, 2009.

Because of the proposed extension the approved Replacement Housing Plan must be revised because approved Plan replaces 2 affordable units that were demolished on-site within the 4-year deadline. Because of the extension that is not possible therefore we need to indentify 2 replacement units off-site and preferably with the Project Area.

Committee & Public: There was a long discussion and questions regarding what to do with, timelines and associated costs regarding the concrete rubble on the property/site and alternatives regarding the removal or remaining. Since the developer's representative was not able to attend the meeting the committee did not pass any motion regarding the request or the rubble. Item was trailed to next month's meeting when the developer's representative should be attending.

7. NEW BUSINESS: (synopsis of discussion)

- **Presentation & Discussion:** Annual PAC Election (Procedures, Noticing, Eligibility Requirements for Candidates and Voters)

Ulysses Panganiban, Assistant Project Manager, Redevelopment Agency

Ulysses: The Redevelopment Agency will be conducting the Crossroads Annual PAC election on June 25, 2009. Approximately 9,200 election packets (consisting of a notice, FAQ, map, candidate and voter forms) will be printed and mailed out to all affected property owners (residential/commercial) and tenants (residential/commercial) and interested parties (PAC interest list) in compliance with California Redevelopment Law noticing requirements. The Printing and mailing costs are estimated to cost \$8,000.

Eight seats are open for election: one (1) residential tenant (Eastern Area); one (1) residential owner-occupant (City Heights/College Area); one (1) residential owner-occupant (Eastern Area); one (1) business/property owner (Northern Area); three (3) business/property owners (Southern Area); and one (1) at-large community organization representative.

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

- **May 28, 2009:** 4th Implementation Agreement for CentrePoint, Project Area 2009-2010 Budget, Brown Act & Conflict Presentation
- **June 25, 2009:** Annual PAC Election, 8 committee positions.

9. ADJOURNMENT:

MOTION – **David/John:** Passes (9-0-1c) @ 8:45.

Prepared: 04-23-09 twr

Revisions:

Draft (Final) Approved:

Motion was by:

Revisions are in: *Double Underlined and Italic*

PAC vote was: